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PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Mike Deskin
Elias Y. Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Liz Wilson, Vice-Chair

Alternate Members:
Donna Marshak
Kriste Melcher

♦ ♦ ♦

**HISTORIC PRESERVATION
OFFICE**

Joe Nucci, RA / HPO
E Hunter Hansen

♦

The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service

♦

Tempe Historic
Preservation Office
Community Development
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Tempe Historic Preservation Commission [Tempe HPC] **MEETING MINUTES**

Meeting Date: Thursday, September 11, 2008

Location: Hatton Hall
34 East Seventh Street

Commissioners

Present: Mike Deskin [6:30]
Elias Esquer
Bob Gasser
Dan Killoren
Ann Patterson [6:15]
Liz Wilson

Alternates

Present: Donna Marshak

Staff Present:

Dr. Amy Douglass Joe Nucci E Hunter Hansen
Mark Vinson Matthew Hess Shawn Daffara

Public Present:

Vic Linoff Ginny Sandstedt Robert Sandstedt
Rulon Anderson Karyn Gitlis Georgia McElvain
Bill McElvain Dr. Patti Olson Ryan McFadden
Steve Stewart Joy Stewart

Call to Order: 6:00 PM, Bob Gasser, Chair

1. Call to Audience

- No public comments

2. Approval of HPC Meeting Minutes 08/14/08 Tempe HPC meeting

MOTION: TO APPROVE THE 08/14/08 MINUTES AS WRITTEN. **APPROVED** 4-0, WITH
ALTERNATE MEMBER MARCHAK ALSO VOTING TO APPROVE.

[agenda reordered at discretion of Chair]

**4. Design Review of proposed Monopalm with related equipment at the
Tempe Woman's Club**

Presentation by applicant [T-Mobile] – request Tempe HPC approval for Development Services permitting

Rulon Anderson, T-Mobile

- Q: Height of the walls? A: 8'
- Q: Can the equipment area be reduced? A: I don't think so – it jets out to the south extending past the building
- Chair: On a recent site visit, met with custodian; use modern technology to preserve historic resources and make site / landscape improvements; people will focus on monopalm while scale / form may be similar. It is opposite the Secretary of the Interior Standards to use stucco the same as historic adobe; needs to be distinct, yet compatible. Very serious problems with this proposal, ½ mile visibility requirements for Hearing Officer not submitted, potential Section 106 Review concerns.
- TWC can't afford to lose even one parking spot – root of the problem

- The mechanical screening wall can be reduced to 4' pony wall, with 4' of equipment underground covered with a metal mesh screen one wouldn't see unless immediately on top of it
- Q: Can equipment be completely at grade? A: Yes, but it has to be air conditioned. More confined space requires more air conditioning.
- Common mistake to want to make things look 'historic'; not best practice or in accordance with Sec. of the Interior's Standards
- T-Mobile is willing to underground it [4'], and secure with top metal grate.
- Q: Can equipment be completely at or below grade? A: Not seen it done; trying to stay away from the bizarre.
- Q: What about a different kind of tower? A: More antennae mean better/more radios [with monopalm].
Strike Condition 5 from Staff Report.
- Q: Can the equipment be located at the NWC of the property? A: TWC would lose one [1] parking space which would force a variance situation. The longer the distance from the equipment area to the monopalm, the thicker the coax.
- Q: Can the dimensions of the mechanical equipment area be changed? A: Yes, we can make it longer and thinner. We can shrink it and shoe-horn it. Occupational Safety and Health Administration (OSHA) requires steps and railings for going down.
- C: Matching color of new wall to existing adobe is out-of-line precedent.
- Q: Does the proposed equipment area adjoin the TWC? A: There is a 22" rod-iron separation; up to 2' away from existing façade, which would allow for landscape.
- Q: What is the size of the proposed equipment room? A: 12' x 11' or 12' x 12', depending on the stairs.
- C: Suggestion to add a date palm or two [2] to existing site so the monopalm would blend it better. [see Condition 1]
- C: Condition of Approval 13 – geotechnical testing needs to be followed to prevent any potential for damage to fragile, historic adobe.
- C: Condition of Approval 7 – spatial relationship of historic building would be destroyed ; differentiation can be met.
- Q: No opportunity exists to put mechanical equipment inside building? A: No.
- Q: Does the tower / equipment give off any rays / harmful human effects? A: Under FCC regulations – no.
- FROM THE PUBLIC:
- Q: No noise? A: Yes – computer fans on equipment, not audible more than 20'.
- Q: 13th Street improvements were made recently. Will this proposal clash with that? A: This issue could come up at Hearing Officer, but they equipment and monopalm far enough removed.
- C: Concerns for prominent Tempe corner – not appropriate to erect tower in neighborhood which will have impact of two [2] adjacent historic buildings. The visual impact degrades it. There are more appropriate places to locate a 50' tower. Shouldn't we use higher buildings? Find somewhere else more appropriate.
- Q: Where is the appropriate level to complain about the process / location? A: Hearing Officer can address site aesthetics.
- Condition of Approval 11 – change wording to read "The applicant shall *hold harmless* TWC..."
- 30-year lease is being negotiated. 90 days after lease, T-Mobile is required by law to put site back to original condition.
- Q: Did T-Mobile approach TWC? A: T-Mobile lost lease at Twin Palms Hotel due to change in ownership and were denied application at Lutheran Church [south of 13th Street] due to too much opposition.
- Summary of approval conditions:
 - Geotechnical testing to be done prior to issuance of building permit
 - Change size of mechanical equipment area to smallest footprint possible [apx. 12' x 11']
 - Mechanical equipment area located at maximum distance [at least 2'] from TWC
 - Mechanical equipment area constructed with cut block at 4' below grade with 4' above grade
 - Site landscape improvements including at least two [2] date palms and landscaped areas surrounding mechanical equipment area
 - \$5,000 provided to TWC specifically for general landscape improvements, mainly at intersection

MOTION: TO DENY APPLICATION AS PROPOSED. APPROVED 5-0, WITH ALTERNATE MARSHAK APPROVING AND COMMISSONER DESKIN ABSTAINING.

MOTION: TO APPROVE APPLICATION WITH HPO CONDITIONS OF APPROVAL [WITH CORRECTIONS AND ADDITIONS]. APPROVED 5-0, WITH ALTERNATE MARSHAK APPROVING AND COMMISSONER DESKIN ABSTAINING.

3. Arizona State University Historic Preservation Update

Dr. Patricia Olson, ASU Historic Preservation Coordinator / Senior Architect

- Recent eligibility determinations for which formal concurrence has been received from SHPO are: West Hall (1935), Center for Family Studies (1940), Irish Hall (1940/1946), Dixie Gammage Hall (1941), and the Agriculture Building (1950)
- Other eligibility determinations are in various stages of preparation or have been submitted and ASU is awaiting concurrence from SHPO: Matthews Center (1930), Lyceum Theatre (1939), P.E. Building West (1953 addition), Social Sciences Building (1960), Art Annex (1951)
- Proposed eligibility determinations are not final until SHPO concurrence
- Structural engineer with historic preservation expertise will be looking into stabilization efforts to allow for reoccupation of 4th Floor, Social Sciences Building designed by Ralph Haver
- State legislation has allocated SPEED (Stimulus Plan for Economic and Educational Development) funds to the three state universities, which may provide funding for building condition assessment / preservation plans for historic buildings – ASU Historic Preservation Coordinator will provide further information on ASU decision regarding specific allocation of SPEED funds in a future update
- Additional buildings in progress of preparation of inventory forms include Nelson Fine Arts Center, Undergraduate Academic Services Building, and the Health Services Building
- Historic Context Study for the Tempe Campus (1886-1966) under review at SHPO
- Harrington-Birchett House and Matthews Hall Heritage Preservation Fund applications consideration withdrawn from SHPO
- Tempe Center north-south building will be demolished in December 2008; area will become interim surface parking
- New links, National Register listed buildings summaries, and photos posted to ASU's Historic Preservation website: http://uabf.asu.edu/historic_preservation

6. Discuss and Consider Individual Listing for Contributors to Historic Districts

CONSENSUS FOR STAFF TO BRING CITY ATTORNEY OPINION RE: SECTION 14A-4(a)(2)a.

5. Roosevelt Addition Historic District Update

Report on 09/09/08 neighborhood Design Guidelines meeting – *ITEM CONTINUED*

7. Discuss and Consider Chair / Staff Updates:

- Tempe (Hayden) Butte historic designation 08/14/08 – *ITEM CONTINUED*
- Date Palm Manor Neighborhood – *ITEM CONTINUED*
- Garfield Goodwin Building Certificate of Appropriateness – *ITEM CONTINUED*
- Commissioner attendance policy – *CONSENSUS TO REQUEST RESIGNATION FROM COMMISSIONER IDLE AND REQUEST MAYOR'S OFFICE FILL ALTERNATE VACANCY WITH QUALIFIED PROFESSIONAL*

8. Discuss Future Agenda Items / Next Meeting Date Thursday, 10/09/08

Meeting adjourned at 8:32 PM.

Minutes scheduled for Tempe HPC approval on 10/10/2008.



Liz Wilson, Vice-Chair

Rdevpub/HistoricPreservation/HPCmins091108.doc

HPCmins091108.doc filed City Clerk 10/10/08 Krossschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:

Review comments received from:

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FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.

DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee.

IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.

PAD – Planned Area Development: site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Tempe HPF advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.